





Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
494-3353

J. Robert Haines  
Zoning Commissioner

November 24, 1987



Mr. & Mrs. Lewis J. Rubin  
2342 N. Pot Spring Road  
Towson, Maryland 21204

Re: Case number: 88-277-A and 88-327-SPH  
W/S Highfield Ct. 2,342' E c/l of Pot Spring Road  
(22 Highfield Court)  
8th Election District - 3rd Councilmanic District  
Lewis J. Rubin - Petitioner

Dear Mr. & Mrs. Rubin:

Please be advised that \$201.21 is due for advertising and posting of the above-referenced property. All advertising and posting fees must be paid prior to the hearing. Do not remove the sign from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED

Please make your check payable to Baltimore County, Maryland and forward to the Zoning Office, County Office Building, Room 113, Towson, Maryland 21204.

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 45971

By truly yours,

*Robert Haines*  
J. Robert Haines  
Zoning Commissioner of  
Baltimore County

DATE: 11/22/87 ACCOUNT: R-01-LIS-000  
AMOUNT: \$ 201.21

RECEIVED FROM: Lewis J. Rubin  
11:00am.  
FOR: Posting & Advertising  
2/22/88 hearing  
88-277-A  
B B065\*\*\*\*\*701711- 88-327-SPH

VALIDATION OR SIGNATURE OF CASHIER

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
494-3353

J. Robert Haines  
Zoning Commissioner

### NOTICE OF HEARING



The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Case number: 88-327-SPH  
N/S Highfield Court, 2342' N of Pot Spring Road  
(22 Highfield Court)  
8th Election District - 3rd Councilmanic District  
Petitioner: Lewis J. Rubin, et ux  
DATE/TIME: MONDAY, FEBRUARY 22, 1988 at 11:00 a.m.

Special Hearing - The removal of restriction number 3 in Case number 87-307-A to allow the tennis court and its surrounding fence to be closer to the south property line than 15 ft.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown in this office by the date

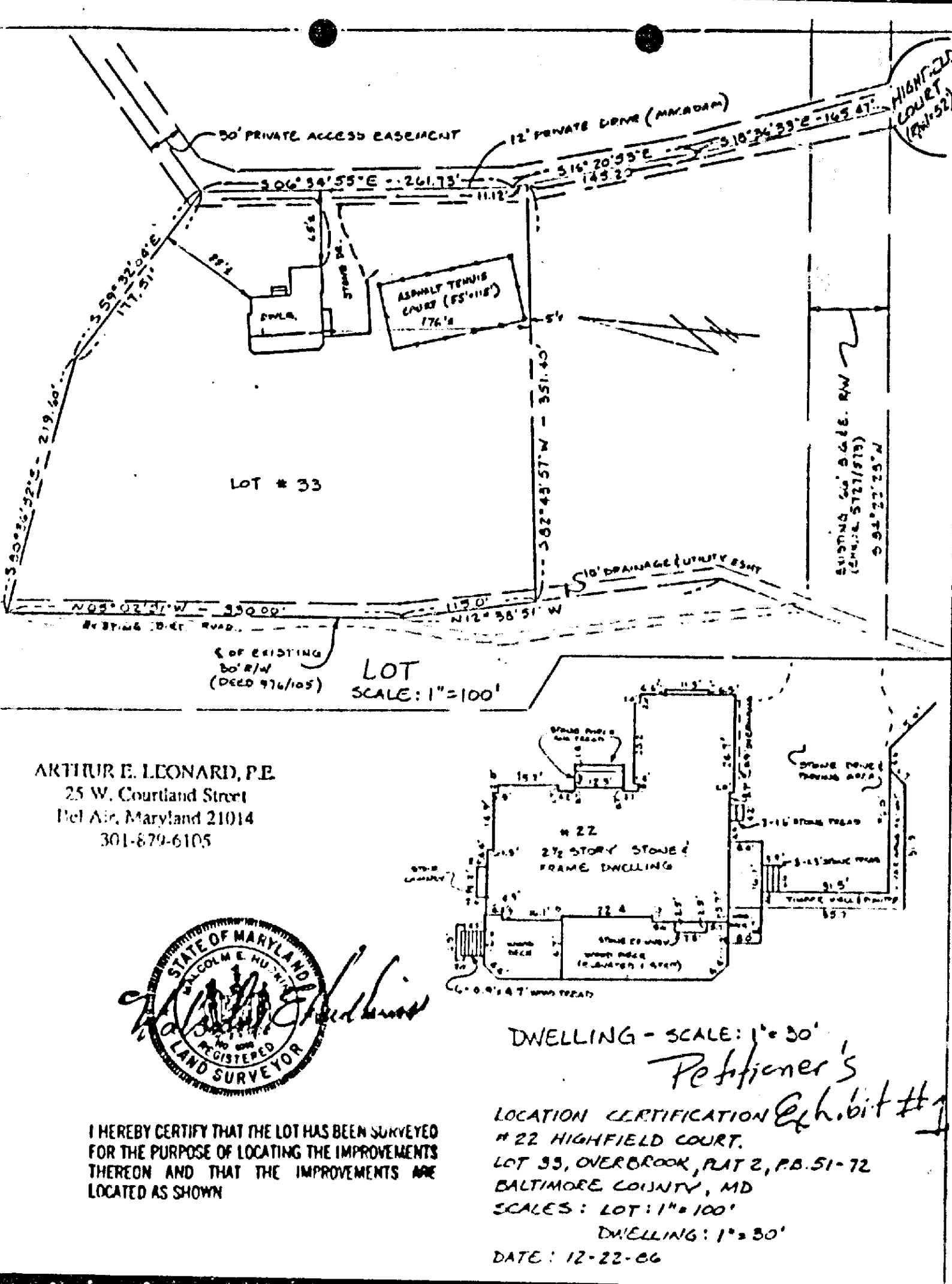
BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 37987

DATE: 11/11/87 ACCOUNT: 01-615  
AMOUNT: \$ 35.00

RECEIVED FROM: Cornelius J. Carmody, P.C.  
FOR: Special Hearing  
B B065\*\*\*\*\*050171- 11/11/87

VALIDATION OR SIGNATURE OF CASHIER



I HEREBY CERTIFY THAT THE LOT HAS BEEN SURVEYED FOR THE PURPOSE OF LOCATING THE IMPROVEMENTS THEREON AND THAT THE IMPROVEMENTS ARE LOCATED AS SHOWN

### BALTIMORE COUNTY, MARYLAND

#### INTER-OFFICE CORRESPONDENCE

TO: James Dyer, Zoning Supervisor  
FROM: James Thompson, Zoning Enforcement Coordinator  
Item No. 88-277-A (if known) 88-327-SPH (if known)  
SUBJECT: Petitioner

VIOLATION CASE # 88-66  
LOCATION OF VIOLATION: Highfield Ct.  
DEFENDANT: Rubin ADDRESS: 2342 N. Pot Spring Road

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following persons:

NAME: James Thompson ADDRESS: 111 W. Chesapeake Avenue  
James Dyer  
Cornelius J. Carmody

After the public hearing is held, please send a copy of the Zoning Commissioner's Order to the Zoning Enforcement Coordinator, so that the appropriate action may be taken relative to the violation case.

Baltimore County  
Fire Department  
Towson, Maryland 21204-2586  
494-4500

Paul H. Reinecke  
Chief

November 25, 1987

J. Robert Haines  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, MD 21204



Re: Property Owner: Lewis J. Rubin, et ux

Location: N/S Highfield Ct., 2342' N. Pot Spring Road

Item No. 176

Zoning Agenda Meeting of 11/17/87

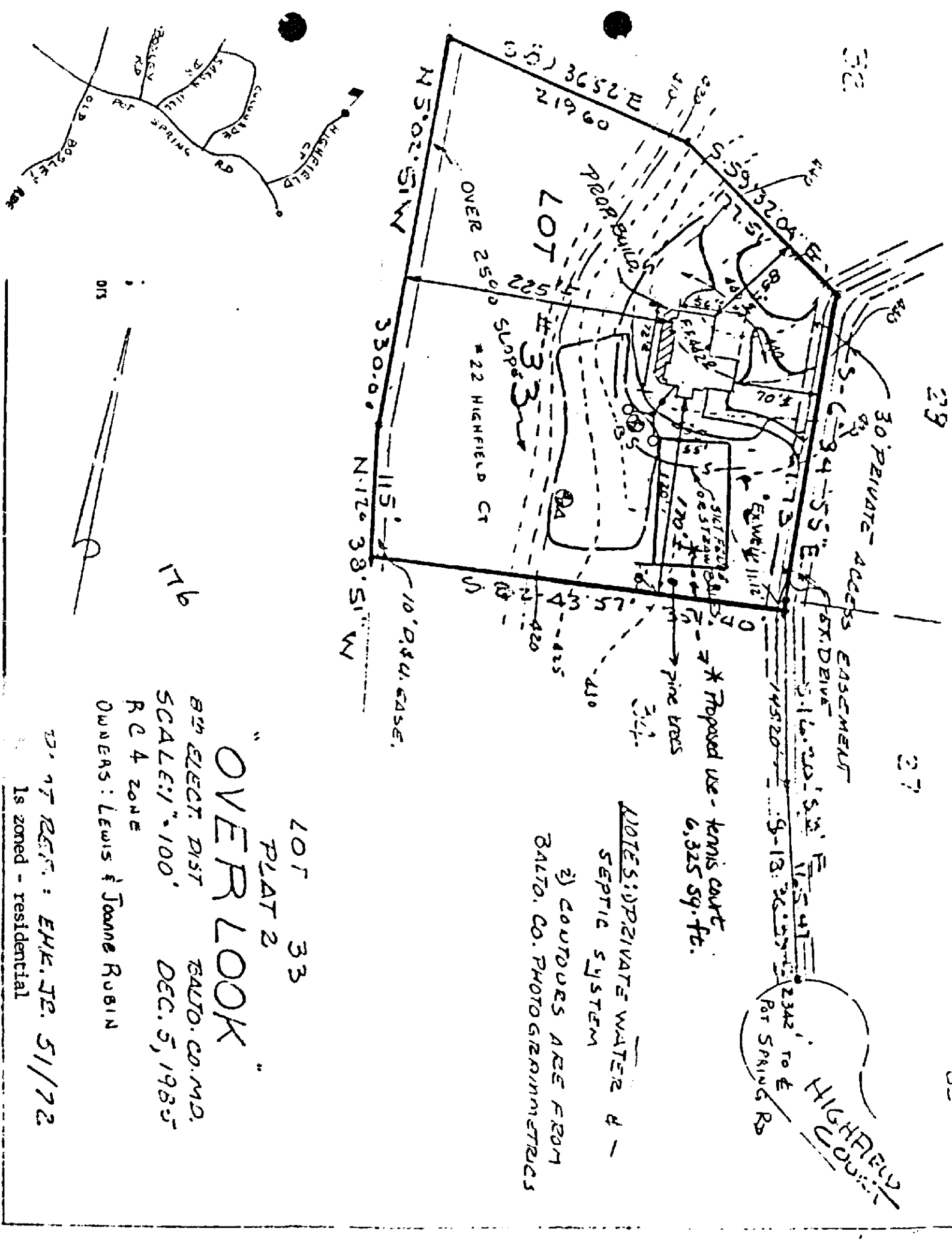
Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

1. Fire hydrants for the referenced property are required and shall be located at intervals or feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
2. A second means of vehicle access is required for the site.
3. The vehicle dead end condition shown at EXCEEDS the maximum allowed by the Fire Department.
4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.
6. Site plans are approved, as drawn.
7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: [Signature] Noted and Approved: [Signature]  
Special Inspection Division Fire Prevention Bureau

7/1



88-327-SPH

### BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your petition has been received and accepted for filing this 24th day of November, 1987.

*J. Robert Haines*  
J. Robert Haines  
Zoning Commissioner

Petitioner: Lewis J. Rubin, et ux Received by: James E. Dyer  
Petitioner's Attorney: Cornelius J. Carmody, Esquire Chairman, Zoning Plans Advisory Committee

Baltimore County  
Office of Planning & Zoning  
Towson, Maryland 21204  
494-3211

P. David Fields  
Director

March 18, 1988

Mr. Cornelius J. Carmody  
17 Commerce Street  
Baltimore, Maryland 21202

Re: Zoning Case # 88-327-SPH and your letter of 3/11/88

Dear Mr. Cornelius,

In regards to your query concerning possible landscape requirements, this office determines that the existing landscape treatment is adequate and no further landscaping shall be required by this office.

Sincerely,

*Cheryl Haddad*  
Cheryl Haddad  
Avery Harden  
Planner

cc: Ann M. Kustanowicz  
Deputy Zoning Commissioner



## BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

TO: Gwendolyn Stephens, Docket Clerk Date: 1/18/88

FROM: Ann Nastarowicz, Deputy Zoning Commissioner

SUBJECT: Case Nos. 88-277-A & 88-327-SPH

Re: Case No. 88-277-A Scheduled for 1/26/88 at 9:00 a.m.  
Petition for Zoning Variance  
Petitioner: Lewis J. Rubin, et ux

Case No. 88-327-SPH Scheduled for 2/2/88 at 11:00 a.m.  
Petition for Special Hearing  
Petitioner: Lewis J. Rubin, et ux

The two above cases deal with the same factual situation. The first was filed by Petitioners in proper person. The second was filed by counsel on behalf of Petitioners. The cases are to be consolidated and heard on February 2, 1988. As soon as possible a postponement notice will be placed on the Variance Sign currently posted on the property denoting the hearing will be held on February 2, 1988.

cc: Mr. & Mrs. Lewis J. Rubin  
Cornelius J. Carmody, Esq.  
Shashi Dasal  
Jeffrey Long

CPS-008

## BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

Mr. J. Robert Haines  
TO: Zoning Commissioner Date: January 14, 1988

P. David Fields  
FROM: Director of Planning and Zoning

Zoning Petition Nos. 88-325-A, 88-326-A,  
SUBJECT: 88-327-SPH, 88-330-A, 88-339-A

There are no comprehensive planning factors requiring comment on this petition.

P. David Fields  
P. David Fields  
Director

PDF:JGH:due

cc: Ms. Shirley M. Hess, Legal Assistant, People's Counsel  
File

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL  
PROTECTION AND RESOURCE MANAGEMENT

Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Zoning Item # 176, Zoning Advisory Committee Meeting of 11-17-87  
Property Owner: Lewis J. Rubin, et ux  
Location: NKS Highland Ct. District 8  
Water Supply: private Sewage Disposal: private

## COMMENTS ARE AS FOLLOWS:

- ( ) Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Bureau of Regional Community Services, for final review and approval.
- ( ) Prior to new installation of fuel burning equipment, the owner shall contact the Bureau of Air Quality Management, 494-3775, to obtain requirements for such installation and/or other requirements.
- ( ) A permit to construct from the Bureau of Air Quality Management is required for such items as spray paint processes, underground gasoline storage tanks (5,000 gallons or more) and any other equipment or process which emits into the atmosphere.
- ( ) A permit to construct from the Bureau of Air Quality Management is required for any chertroiler operation which has a total cooking surface area of five (5) square feet or more.
- ( ) Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Health and Mental Hygiene for review and approval. Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- ( ) Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other amusements, to the Baltimore County Department of Environmental Protection and Resource Management for review and approval. For more complete information, contact the Recreational Hygiene Section, Bureau of Regional Community Services, 494-3811.
- ( ) Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- ( ) If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with the State Department of the Environment.
- ( ) Prior to razing of existing structure/s, petitioner must contact the Division of Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes. Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestos, 494-3775.
- ( ) Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and tank removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Waste Management at 494-3768.
- ( ) Soil percolation tests, have been \_\_\_\_\_ must be \_\_\_\_\_ conducted.
- ( ) The results are valid until \_\_\_\_\_.
- ( ) Soil percolation test results have expired. Petitioner should contact the Division of Water and Sewer to determine whether additional tests are required.
- ( ) Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- ( ) In accordance with Section 13-117 of the Baltimore County Code, the water well yield test ( ) shall be valid until \_\_\_\_\_.
- ( ) is not acceptable and must be retried. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- ( ) Prior to occupancy approval, the stability of the water supply must be verified by collection of bacteriological and chemical water analyses.
- ( ) If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.

Others: 10 ft distance minimum should be considered between tennis court and existing sewage pit.

Karen M. Murray  
BUREAU OF WATER QUALITY AND RESOURCE  
MANAGEMENT

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 16, 1988

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

000

Cornelius J. Carmody, Esquire  
300 Water Street  
Baltimore, Maryland 21202

RE: Item No. 176 - Case No. 88-327-SPH  
Petitioner: Lewis J. Rubin, et ux  
Petition for Special Hearing

Dear Mr. Carmody:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer/KMB  
JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:kbb

Enclosures

October 7, 1986

This is to confirm that I am aware of the location of the tennis court on Lot 833, 22 Highfield Court, Cockeysville, which is the Rubin's residence. I have no objections to the existence of this tennis court.

James E. Dyer  
Jeffrey J. Rubin

Date: 10-13-86

Petitioner's  
Exhibit 3

No objection to the tennis court. I think it's a nice idea & adds to the neighborhood!

Baltimore County  
Department of Public Works  
Bureau of Traffic Engineering  
County Office Building, Suite 408  
Towson, Maryland 21204  
494-3554

December 2, 1987



Dennis F. Rasmussen  
County Executive

Mr. J. Robert Haines  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comment for items number 169, 170, 171, 172, 173, 174, 175, and (176)

Very truly yours,

Michael S. Flanagan  
Traffic Engineer Associate II

VSP:sb

October 7, 1986

This is to confirm that I am aware of the location of the tennis court on Lot 833, 22 Highfield Court, Cockeysville, which is the Rubin's residence. I have no objections to the existence of this tennis court.

Shashi Dasal  
Shashi Dasal, M.D.

Date: 10/8/86

October 7, 1986

This is to confirm that I am aware of the location of the tennis court on Lot 833, 22 Highfield Court, Cockeysville, which is the Rubin's residence. I have no objections to the existence of this tennis court.

Bert Adams Date: 10/12/86

Enjoy your Tennis court!

Petitioner's  
Exhibit 4

Petitioner's  
Exhibit 2

1744-1144-5234